

City of Arkadelphia
Planning Commission Meeting
June 10, 2021 at 5:30 p.m.
City Hall Boardroom, 700 Clay Street
Arkadelphia, Arkansas 71923

AGENDA

1. Call the Planning Commission to order.
2. Consider the May 27, 2021 Planning Commission minutes.
3. Staff report for Billy Bunn's Preliminary Plat approval.
4. Consider Billy Bunn's request for a preliminary plat approval for Phase III of The Gardens Planned Unit Development near Walnut & Evonshire Streets.
5. Staff report for Good Ole Boys Holding Co., LLC's request for a revised preliminary plat approval.
6. Consider Good Ole Boys Holding Company, LLC's request for a revised preliminary plat approval for Phase I of Northridge Estates.
7. Staff report for OBU's Football Practice Field Improvements
8. Consider determining and approving any necessary restrictions upon review for Ouachita Baptist University's proposed Football Practice Field Improvements
9. Staff report for OBU's proposed parking lot
10. Consider determining and approving any necessary restrictions upon review for Ouachita Baptist University's proposed parking lot across from Benson-Blackmon Fieldhouse at 939 N 8th Street.
11. Staff report for OBU's proposed Student Housing Complex
12. Consider determining and approving any necessary restrictions upon review for Ouachita Baptist University's proposed Student Housing Complex in Hardy and Barkman Addition including all of Blocks 3 and 10 and part of Blocks 4, 9, 15 and all that part of platted but now closed street platted between Lot 9 and Lot 16 and between Lot 10 and 15.
13. Building Department Report, DeAnna Graves
14. Other business
15. Adjourn Planning Commission

City of Arkadelphia
Planning Commission Meeting
May 27, 2021 at 5:30 p.m.
City Hall Boardroom, 700 Clay Street
Arkadelphia, Arkansas 71923

MINUTES

Attending Members	Attending Members	Attending Citizens
Terry Roberts	Gracie Neal	Sharon Tobin
Tom Tobin, Chairman	Bill Phelps	Keldon Henley
Diedra Middleton	Llewellyn Terry	Scott Nelson
		DeAnna Graves, City Recorder

Tom Tobin called the Planning Commission to order at 5:28 p.m.

The May 13, 2021 minutes were considered. *Bill Phelps moved, seconded by Gracie Neal to approve the minutes as submitted.* The motion passed unanimously.

DeAnna Graves gave the staff report concerning OBU's request for approval of the Softball Complex Improvements.

Next, the Commissioners were to consider any necessary restrictions upon review for Ouachita University's proposed Women's Softball Complex locker/shower room at 810 N. 8th Street.

Keldon Henley, Vice President for Institutional Advancement and Chief of Staff for OBU, addressed the Planning Commission concerning the request. Mr. Henley conveyed OBU is requesting approval to provide the women student athletics with a new locker room facility. The plans were designed by John McMorran with Lewis Architects Engineers. He thanked Scott Nelson, the contractor for the project, for attending and expressed Mr. Nelson would be glad to answer any questions.

After some discussion, *Bill Phelps moved, seconded by Llewellyn Terry, to approve the plans as submitted to construct a Women's Softball locker/shower room at 810 N 8th Street with the condition Ouachita Baptist University comply with all other applicable regulations and ordinances including but not limited to building codes and erosion and sediment controls.* The motion passed unanimously on a roll call vote as follows:

Llewellyn Terry	"Yes"	Gracie Neal	"Yes"
Diedra Middleton	"Yes"	Terry Roberts	"Yes"
Bill Phelps	"Yes"	Tom Tobin	"Yes"

Tom Tobin, Chairman requested we hold a meeting in the near future to change the approval procedure for the Educational District (E-1).

With no other business, *Diedra Middleton moved, seconded by Bill Phelps, to adjourn the Planning Commission.* The motion passed unanimously. Planning Commission adjourned at 5.40 p.m.

Tom Tobin, Chairman

DeAnna Graves, Recorder



Building Department Manager
DeAnna Graves
700 Clay St.
Arkadelphia, AR 77923
Ph: (870) 246-1818
deanna.graves@arkadelphia.gov

Date: June 3, 2021

To: Planning Commission Members

Cc: Gary Brinkley, City Manager; City Board of Directors; and Ed McCorkle, City Attorney

From: DeAnna Graves, Building Department Manager 

Re: The Gardens Phase III, Planned Unit Development, Preliminary Plat

Billy Bunn has submitted a preliminary plat for Phase III of the Gardens Planned Unit Development near 26th and Evonshire Streets.

Phase III of this development consists of 9 lots.

Staff has reviewed the proposed development for compliance with preliminary plat and planned unit development requirements and has found it to be in substantial compliance.

Exception

According to the minimum required improvements for subdivisions, the Planning Commission may make exceptions upon request of the subdivider. The applicant wishes to continue the 26-foot pavement width along Evonshire Drive and continue the sidewalk on the south side of the street. The minimum paved width for a local street is 27 feet from back of curb to back of curb. The Planning commission granted this exception for Phase I and Phase II.

Other Matters Requiring Approval

1. Structure coverage in an R-1 district is not to exceed thirty-five percent of the total area of such lot. Applicant proposes to meet the minimum yard requirements (setbacks and separation distances) and parking requirements in lieu of this coverage requirement.

Recommendation

The Commission shall approve, grant approval conditioned on specified modifications, or disapprove the plan unit development proposal.

Staff recommends approving the preliminary plat/planned unit development proposal as submitted with exceptions and other matters as noted.

Billy W. Bunn
P.O. Box 636
Arkadelphia, Arkansas 71923
P. 870-246-6709 F. 870-246-7022
Billy@bunnproperties.com

May 17, 2021

Planning Commission
C/O City of Arkadelphia
700 Clay Street
Arkadelphia, Arkansas 71923

Re: The Gardens Phase III Preliminary Plan Approval Request

Dear Sir,

I am requesting approval of the Phase III Preliminary Plat of The Gardens Subdivision to the City of Arkadelphia, Arkansas. Phase III is a continuation of The Gardens Planned Unit Development. The plan is to extend the water, sewer, gas, electricity, curbing and asphalt to the final nine (9) lots. The extended street will be 26 feet wide from back of curb to back of curb with a side walk on the south side of the street. This will connect Evonshire to Walnut Street. Attached is a Check in the amount of \$9.50.

Attached is the Preliminary Plat for your review. Thank you in advance for your consideration.

Sincerely,

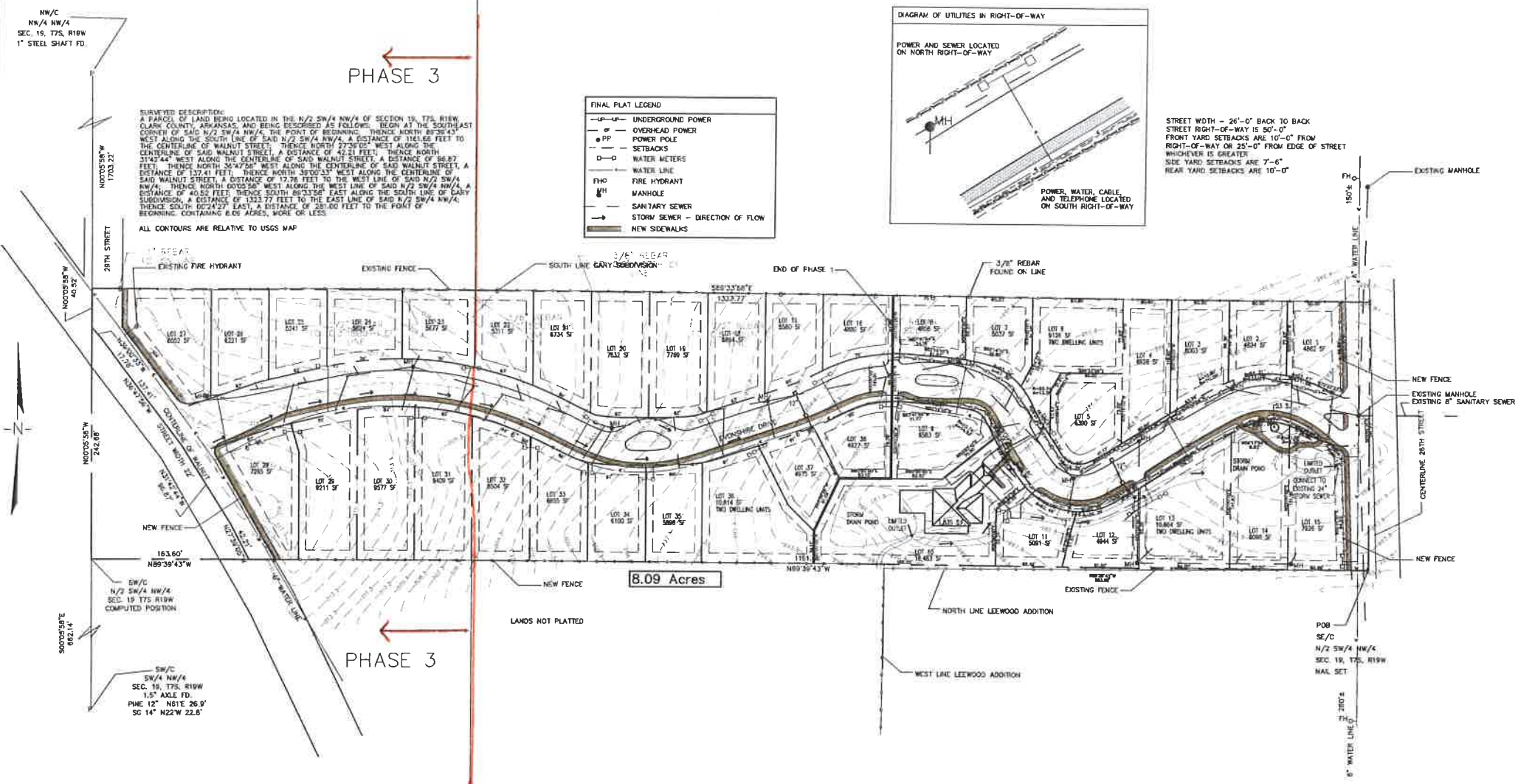

Billy and Kathie Bunn

R-1 ZONING - PLANNED UNIT SUBDIVISION



TWIN RIVERS ARCHITECTURE, P.A.
511 SOUTH SEVENTH ST. ARKADIELPHIA, AR 71923
TEL 870.246.3500 FAX 870.246.3501 E-MAIL tr@ezclick.net WEBSITE www.twinriversarchitecture.com

THE GARDENS A NEW RETIREMENT COMMUNITY IN ARKADIELPHIA, AR		PROJECT NAME	PROJECT NUMBER	DATE
SHEET NUMBER		DATE	DATE	DATE
S-1		DATE	DATE	DATE



PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY

<p>PRELIMINARY ARCHITECT CERTIFICATE</p> <p>I, _____, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision, on _____, 20____, and that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.</p> <p>Date of Execution _____ Name _____ Registered Architect No. _____ Arkansas</p>	<p>PRELIMINARY SURVEYORS CERTIFICATE</p> <p>I, _____, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision, on _____, 20____, and that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.</p> <p>Date of Execution _____ Name _____ Registered Land Surveyor No. _____ Arkansas</p>	<p>CERTIFICATE OF PRELIMINARY PLAT APPROVAL</p> <p>All requirements of the Arkadelphia Subdivision Rules and Regulations relative to the preparation and submittal of a preliminary plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.</p> <p>This Certificate shall expire _____ Date _____</p> <p>Date of Execution _____ Name _____ Chairman Arkadelphia Planning Commission</p>	<p>CERTIFICATE OF OWNER</p> <p>We, undersigned, owners of the real estate shown and described herein do hereby certify that we have laid out, platted and subdivided and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.</p> <p>Date of Execution _____ Name _____ Address _____</p> <p>Source of Title D.R. _____ Page _____</p>	<p>PRELIMINARY ENGINEER CERTIFICATE</p> <p>I, _____, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision, on _____, 20____, and that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.</p> <p>Date of Execution _____ Name _____ Registered Professional Engineer No. _____ Arkansas</p>
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Building Department Manager
DeAnna Graves
700 Clay St.
Arkadelphia, AR 77923
Ph: (870) 246-1818
deanna.graves@arkadelphia.gov

Date: June 3, 2021

To: Planning Commission Members

Cc: Gary Brinkley, City Manager; City Board of Directors; and Ed McCorkle, City Attorney

From: DeAnna Graves, Building Department Manager 

Re: Northridge Estates Preliminary Plat Revision

Good Ole Boys Holdings Company, LLC has submitted a preliminary plat for Northridge Estates Addition located just South of Gorman Loop and West of W.P. Malone Drive.

Northridge Estates' revised preliminary plat changes consist of the following:

- Reduced the number of lots from 88 to 87
- The relocation of two street entrances
- Renumbered the lots due to street entrances relocated.

Staff has reviewed the proposed development for compliance with preliminary plat and planned unit development requirements and has found it to be in substantial compliance.

Exceptions approved on November 21, 2019

According to the minimum required improvements for subdivisions, the Planning Commission may make exceptions upon request of the subdivider. *The owner wishes to continue the waiver of the required curbs, gutters and sidewalks, and approval contingent on the Bill of Assurance being provided, meeting all the criteria of the current Arkadelphia building regulations, the water and sewer system being approved by the Arkadelphia Water Department and the road designs are to Arkadelphia Street standards.* The minimum paved width for a local street is 27 feet from back of curb to back of curb. *The pavement width will be 20-foot with the right-of-way being 60-foot as approved on original preliminary plat.*

The Planning Commission approved the above exceptions on November 21, 2019.

Recommendation

The Commission shall approve, grant approval conditioned on specified modifications, or disapprove the preliminary plat proposal.

Staff recommends approving the revised preliminary plat proposal as submitted.

City of Arkadelphia
Attn: Mr. Gary Brinkley, City Manager
700 Clay Street
Arkadelphia, AR 71923

May 26, 2021

Re: Letter of Request for approval of Preliminary Plat for Northridge Estates
Subdivision, Clark County, Arkansas (**As Revised**)

Dear Mr. Brinkley:

Please accept this letter as a request for approval of the Preliminary Plat for the Subject Project located in Clark County, Arkansas (As Revised). Minor revisions were made to the original preliminary plat to include the following:

- 87 lots instead of the 88 originally approved.
- The lots have been renumbered.
- Two of the streets (entrances) are being relocated.

Developer's Information:

Phase VIII Development, LLC
165 Shelton Road
Arkadelphia, AR 71929
Ksmith2487@hotmail.com
(501) 681-1348

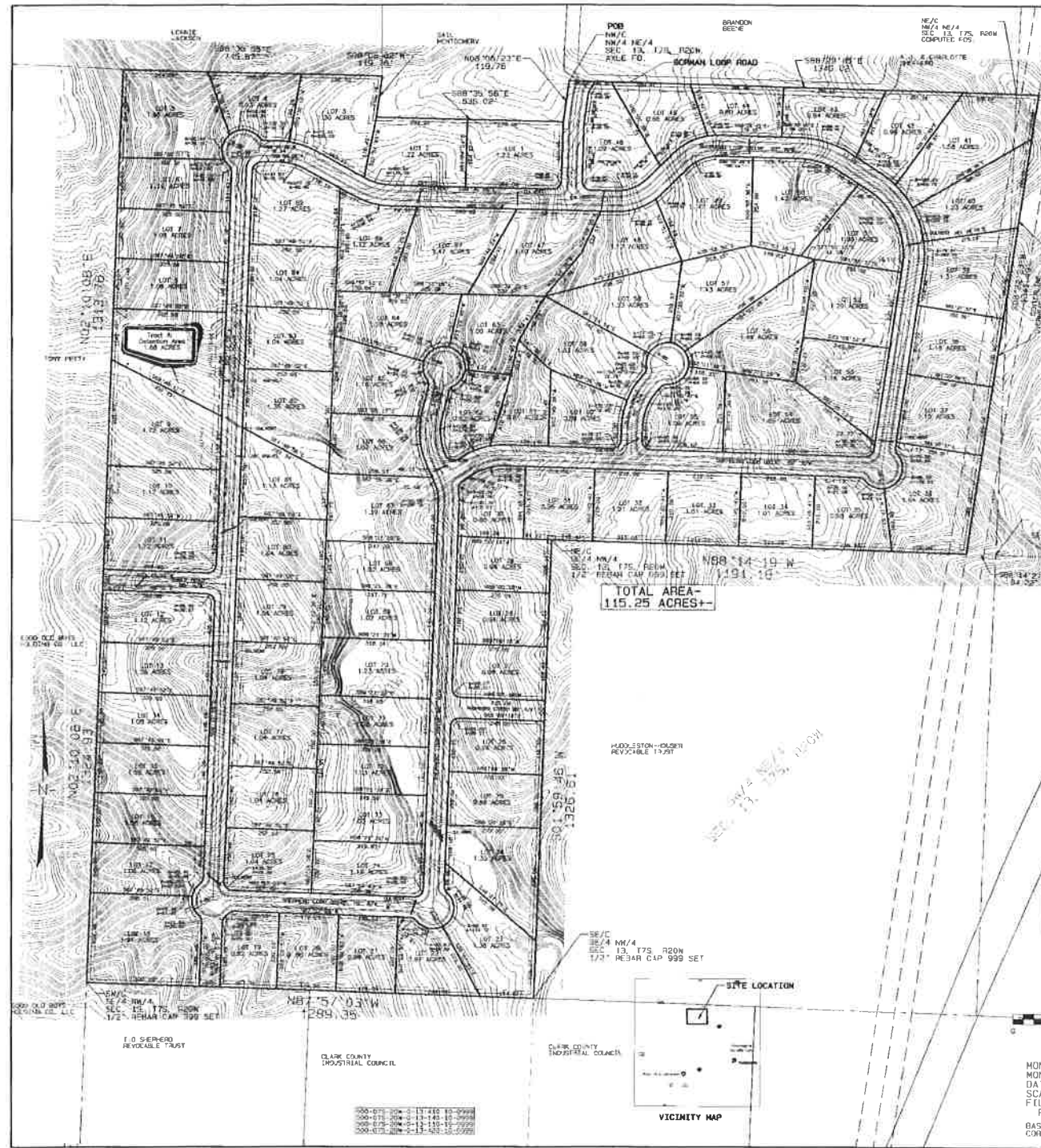
Engineer's Information:

Eric Richardson, P.E.
Richardson Engineering, PLLC
P.O. Box 192
Benton, AR 72018
eric@richardson-engrs.com
(501) 315-7225

Sincerely,



Eric Richardson, PE



PRELIMINARY PLAT
NORTHTRIDGE ESTATES

PART OF THE E/2 NW/4 & N/2 NE/4, SEC. 13, T7S, R20W
CLARK COUNTY, ARKANSAS

DESCRIPTION
A PARCEL OF LAND BEING LOCATED A PART OF THE NE/4 NW/4 AND NW/4 NE/4 AND NE/4 NE/4 AND ALL OF SE/4 NW/4 OF SECTION 13, T7S, R20W, CLARK COUNTY, ARKANSAS AND BEING DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID NW/4 NE/4 A POINT 100.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°03'40" EAST ALONG THE NORTH LINE OF 1/2 NW/4 AND THE NE/4 NE/4, A DISTANCE OF 1340.08 FEET TO THE CENTER LINE OF AN OVERHEAD ELECTRIC TRANSMISSION LINE; THENCE SOUTH 01°09'48" WEST ALONG THE CENTER LINE OF SAID ELECTRIC TRANSMISSION LINE, A DISTANCE OF 1341.39 FEET TO THE SOUTH LINE OF SAID NW/4 NE/4; THENCE NORTH 88°14'15" WEST, A DISTANCE OF 1391.19 FEET TO THE NORTHWEST CORNER OF SAID SE/4 NW/4; THENCE NORTH 01°09'48" WEST, A DISTANCE OF 1326.31 FEET TO THE SOUTHEAST CORNER OF SAID SE/4 NW/4; THENCE NORTH 87°03'03" WEST, A DISTANCE OF 1099.35 FEET TO THE SOUTHWEST CORNER OF SAID SE/4 NW/4; THENCE NORTH 02°10'08" EAST, A DISTANCE OF 1324.95 FEET TO THE NORTHWEST CORNER OF SAID SE/4 NW/4; THENCE NORTH 02°10'08" EAST, A DISTANCE OF 1043.70 FEET TO THE NORTHWEST CORNER NE/4 NW/4; THENCE SOUTH 88°03'40" EAST ALONG THE NORTH LINE OF SAID NE/4 NW/4, A DISTANCE OF 749.87 FEET; THENCE SOUTH 01°09'48" WEST, A DISTANCE OF 1117.78 FEET; THENCE NORTH 88°03'40" EAST, A DISTANCE OF 536.58 FEET; THENCE NORTH 88°03'40" EAST, A DISTANCE OF 1119.70 FEET TO THE POINT OF BEGINNING. CONTAINING 115.25 ACRES, MORE OR LESS.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

All requirements of the Arkansas Subdivision Rules and Regulations relative to the preparation and filing of a preliminary plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

This Certificate shall expire
Date

Name (Signed)
Chairman
Arkadelphia Planning Commission

PRELIMINARY ENGINEERING CERTIFICATE

I, Eric Richardson, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision, on 5/26/2021, and that the boundary lines shown herein correspond with the description in the deeded source of title, and that all monuments which were found or placed on the property are correctly described and located.

Name (Signed)
Date of Execution, Name
Registered Professional Engineer
No. 14256, Arkansas

PRELIMINARY SURVEYORS CERTIFICATE

I, Michael S. Wiley, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision, on 5/26/2021, and that the boundary lines shown herein correspond with the description in the deeded source of title, and that all monuments which were found or placed on the property are correctly described and located.

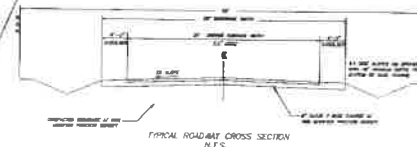
Name (Signed)
Date of Execution, Name
Registered Land Surveyor
No. 999, Arkansas

PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.

NOTES:

- PROPOSED STREETS 60 FOOT RIGHT OF WAY
- TOTAL NUMBER OF LOTS 87
- TOTAL ACREAGE 115.25
- ALL EASEMENTS ARE FOR DRAINAGE AND/OR UTILITIES
- BUILDING SETBACKS:
 - FRONT 25 FEET
 - SIDE INTERIOR 10 FEET
 - REAR 20 FEET
- UTILITY EASEMENTS:
 - FRONT & SIDE STREETS 10 FEET
 - EXTERIOR 10 FEET
 - REAR 10 FEET

UTILITIES:
ELECTRIC SERVICE: FIRST ELECTRIC COOPERATIVE
WATER SERVICE: CITY OF ARKADAPHLIA
GAS SERVICE: CENTERPOINT ENERGY
SEWER SERVICE: CITY OF ARKADAPHLIA
NAME AND ADDRESS OF SUBDIVIDER
NAME: PHASE VIII DEVELOPMENT
ADDRESS: 165 SHELTON RD. ARKADAPHLIA, AR 71923



GRAPHIC SCALE 1" = 150'
LEGEND

MONUMENT FOUND Δ
MONUMENT SET \square
DATE: 5/26/2021
SCALE: 1 IN. = 150 FT.
FILENAME: NORTHTRIDGE ESTATES PHASE 1
PRELIMINARY 5242021
BASIS FOR BEARINGS: GRID NORTH PER GPS 035
CORRS ADJUSTED SPC. ARK. SOUTH



PRELIMINARY PLAT
NORTHTRIDGE ESTATES
PART OF E/2 NW/4 & N/2 NE/4 SEC. 13, T7S, R20W
CLARK COUNTY, ARKANSAS
DATE: 5/26/2021 SCALE: 1 in. = 150 ft.
QUACHITA-SALINE SURVEYING INC.
309 CRITTENDEN STREET
ARKADAPHLIA, ARKANSAS 71923
PH. 870-246-2054 OR 501-523-5548

Original plan

PRELIMINARY PLAT
NORTHTRIDGE ESTATES

PART OF THE E/2 NW/4 & N/2 NE/4, SEC. 13, T7S, R20W
CLARK COUNTY, ARKANSAS

DESCRIPTION
A PARCEL OF LAND BEING LOCATED A PART OF THE NE/4 NW/4 AND NW/4 NE/4 AND NE/4 NE/4
AND ALL OF SE/4 NW/4 OF SECTION 13, T7S, R20W, CLARK COUNTY, ARKANSAS AND BEING
DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID NW/4 NE/4, A BEING
LINE AND THE POINT OF BEGINNING, THENCE SOUTH 88°55'45" EAST ALONG THE NORTH
LINES OF THE NW/4 NE/4 AND THE NE/4 NW/4, A DISTANCE OF 1340.00 FEET TO THE
CENTERLINE OF AN OVERHEAD ELECTRIC TRANSMISSION LINE, THENCE SOUTH 00°52'53" WEST
ALONG THE CENTERLINE OF SAID TRANSMISSION LINE, A DISTANCE OF 1340.00 FEET TO THE
TO THE SOUTH LINE OF SAID NW/4 NE/4, THENCE NORTH 88°14'19" WEST, A DISTANCE OF
1161.18 FEET TO THE NORTHEAST CORNER OF SAID SE/4 NW/4, THENCE SOUTH 01°09'48"
WEST, A DISTANCE OF 1388.61 FEET TO THE SOUTHWEST CORNER OF SAID SE/4 NW/4, THENCE
NORTH 89°52'03" WEST, A DISTANCE OF 1289.25 FEET TO THE SOUTHWEST CORNER OF SAID
SE/4 NW/4, THENCE NORTH 02°10'08" EAST, A DISTANCE OF 1324.93 FEET TO THE
NORTHWEST CORNER OF SAID SE/4 NW/4, THENCE NORTH 02°10'08" EAST, A DISTANCE OF
1313.76 FEET TO THE NORTHEAST CORNER NE/4 NW/4, THENCE SOUTH 88°14'19" WEST, A DISTANCE OF
1161.18 FEET TO THE NORTHEAST CORNER NE/4 NW/4, A DISTANCE OF 740.67 FEET, THENCE SOUTH
08°56'02" WEST, A DISTANCE OF 119.76 FEET, THENCE SOUTH 88°14'19" WEST, A DISTANCE
OF 536.66 FEET, THENCE NORTH 08°10'03" EAST, A DISTANCE OF 119.76 FEET TO THE
POINT OF BEGINNING, CONTAINING 115.25 ACRES, MORE OR LESS.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

All requirements of the Arkansas Subdivision Rules and Regulations
relative to the preparation and submission of a preliminary plat having been
fulfilled, approval of this plat is hereby granted, subject to further
provisions of said Rules and Regulations.

This Certificate shall expire
Date

(Signed)
Name
Chairman
Arkadelphia Planning Commission

PRELIMINARY ENGINEERING CERTIFICATE

I, Eric Richardson, hereby certify that this proposed preliminary plat correctly
represents a survey completed by me, or under my supervision
on 20 that the boundary lines shown
hereon correspond with the description in the deeds cited in the above
source of title; and that all monuments which were found or placed on the
property are correctly described and located.

(Signed)
Date of Execution, Name
Registered Professional Engineer
No. 14256, Arkansas

PRELIMINARY SURVEYORS CERTIFICATE

I, Michael S. Miloy, hereby certify that this proposed preliminary plat
correctly represents a survey completed by me, or under my supervision on
20 that the boundary lines shown hereon correspond
with the description in the deeds cited in the above source of title; and
that all monuments which were found or placed on the property are correctly
described and located.

(Signed)
Date of Execution, Name
Registered Land Surveyor
No. 3995, Arkansas

PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR
APPROVED FOR RECORD PURPOSES.

NOTES:
PROPOSED STREETS 50 FOOT RIGHT OF WAY
TOTAL NUMBER OF LOTS 83
TOTAL ACREAGE 115.25
ALL EASEMENTS ARE FOR DRAINAGE AND/OR UTILITIES
BUILDING SETBACKS:
FRONT 25 FEET
SIDE INTERIOR 10 FEET
REAR 20 FEET
UTILITY EASEMENTS
FRONT & SIDE STREETS 10 FEET
EXTERIOR 10 FEET
REAR 10 FEET
UTILITIES:
ELECTRIC SERVICE: FIRST ELECTRIC COOPERATIVE
WATER SERVICE: CITY OF ARKADAPHLA
GAS SERVICE: CENTERPOINT ENERGY
SEWER SERVICE: CITY OF ARKADAPHLA
NAME AND ADDRESS OF SUBDIVIDER
NAME: PHASE VIII DEVELOPMENT
ADDRESS: 165 SHELTON RD
ARKADAPHLA, AR 71923

GRAPHIC SCALE 1" = 150
LEGEND 300

MONUMENT FOUND Δ
MONUMENT SET \square
DATE: 11/05/2019 REV: 11/19/2019
SCALE: 1 IN. = 150 FT.
FILENAME: NORTHTRIDGE ESTATES PHASE 1 PRELIMINARY
SHEET 1 OF 1
DATE ADJUSTED: 07/19/2024



PRELIMINARY PLAT NORTHTRIDGE ESTATES PART OF E/2 NW/4 & N/2 NE/4 SEC. 13, T7S, R20W CLARK COUNTY, ARKANSAS	
DATE: 11/05/2019	SCALE: 1 in. = 150 ft
REV: 11/19/2019	
DUACHITA-SALINE SURVEYING INC. 309 CRITTENDEN STREET ARKADAPHLA, ARKANSAS 71923 PH. 870 246 2054 501.523 5548 870 835 6301	



SITE LOCATION



Building Department Manager
DeAnna Graves
700 Clay St.
Arkadelphia, AR 77923
Ph: (870) 246-1818
deanna.graves@arkadelphia.gov

Date: June 4, 2021

To: Planning Commissioners

Cc: Gary Brinkley, City Manager; City Board of Directors: and Ed McCorkle, City Attorney

From: DeAnna Graves, Building Department Manager 

Re: Consider determining and approving any necessary restrictions upon review, in an Educational District E-1, to construct an Athletic Training Shade Pavilion and an Observation Tower.

Ouachita Baptist University (OBU) proposes to build an Athletic Training Shade Pavilion and an Observation Tower at the football practice field across from 811 N. 8th Street on OBU's campus.

OBU is requesting approval from the Planning Commission to move forward. *In the Educational District, all area regulations, yard requirements, off-street parking and loading requirements, screening requirements, and other necessary restrictions will be determined by the Planning Commission on review.*

Staff has reviewed the proposed development and found them in substantial compliance with city requirements.

Keldon Henley, Vice President for Institutional Advancement and Chief of Staff has submitted the following for review:

- Site plans
- Building design concept
- Observation Tower will be a prefab metal structure
- Pavilion – will be a metal framing and metal roof.

This review is for zoning only.

Staff recommends you approve the plans as submitted to construct an Athletic Training Shade Pavilion and an Observation Tower at the OBU football practice field across from 811 N 8th Street contingent on Staff approval of engineering and design specifications and any conditions you deem appropriate. The motion should also contain the statement, with the condition Ouachita Baptist University comply with all other applicable regulations and ordinances including but not limited to building codes and FEMA and the Floodplain Ordinance O-04-10.

Ouachita Baptist University Football Practice Field Proposed Improvements

June 2, 2021

Submitted by Keldon Henley, Chief of Staff



From 8th Street to proposed pavilion is approximately 128'



Approximate placement of **Athletic Training Shade Pavilion** (actual placement subject to final contractor recommendation; image shows projected materials and style but size will be larger)

- Approximately 20'W x 30'L
- Resistant to flood damage
- Open-sided
- Concrete slab
- Metal roof
- Metal columns
- Electrical: lights, outlets, ceiling fans
- Water
- Purpose – Provide a shaded structure for the safe assessment and treatment of potentially-injured student athletes



From 8th Street to proposed observation tower is approximately 260'

Approximate placement of **Observation Tower** (actual placement subject to final contractor recommendation)

- Approximately 5'W x 9'2"L x 31'10"H
- Resistant to flood damage
- Open-sided
- Concrete slab
- Metal roof
- Caged ladder for access
- Purpose – Provide a safe working platform for videography and coaching activities





Building Department Manager
DeAnna Graves
700 Clay St.
Arkadelphia, AR 77923
Ph: (870) 246-1818
deanna.graves@arkadelphia.gov

Date: June 4, 2021

To: Planning Commissioners

Cc: Gary Brinkley, City Manager; City Board of Directors: and Ed McCorkle, City Attorney

From: DeAnna Graves, Building Department Manager 

Re: Consider determining and approving any necessary restrictions upon review, in an Educational District E-1, to construct a parking lot across from the Benson-Blackmon Fieldhouse.

Ouachita Baptist University (OBU) proposes to construct a parking lot across from the Benson-Blackmon Fieldhouse, south of Mill Creek and north of the football practice field.

OBU is requesting approval from the Planning Commission to move forward. *In the Educational District, all area regulations, yard requirements, off-street parking and loading requirements, screening requirements, and other necessary restrictions will be determined by the Planning Commission on review.*

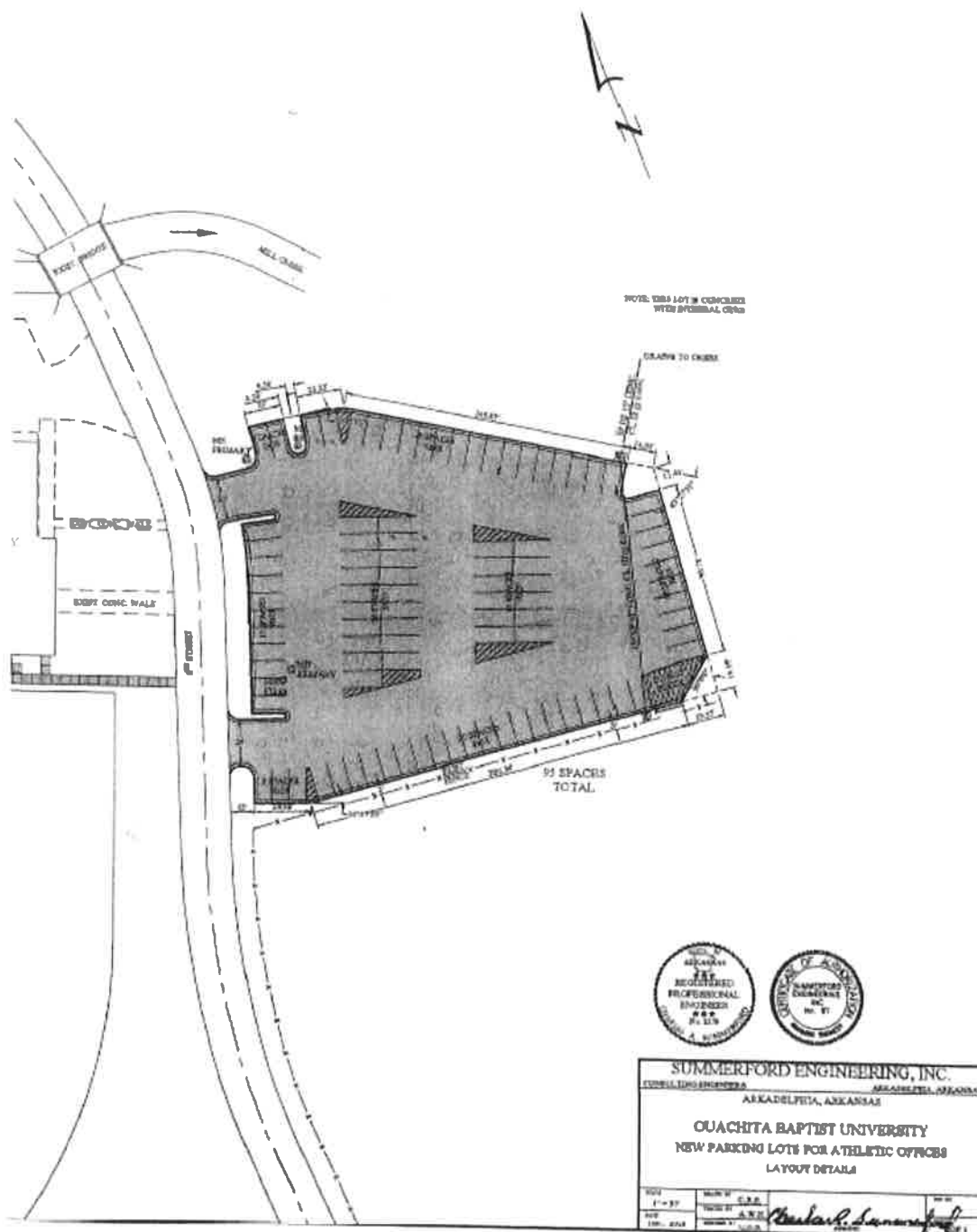
Staff has reviewed the proposed parking lot and found them in substantial compliance with city requirements.

Keldon Henley, Vice President for Institutional Advancement and Chief of Staff has submitted the following for review:

- Site plans
- Parking lot design by an Professional Engineer

This review is for zoning only.

Staff recommends you approve the plans as submitted to construct a parking lot across from the Benson-Blackmon Fieldhouse, south of Mill Creek and north of the OBU football practice field and any conditions you deem appropriate. The motion should also include the statement, with the condition Ouachita Baptist University comply with all applicable regulations, Floodplain Ordinance O-04-10 and the Erosion and Sediment Control Ordinance O-21-02.



Approximate placement and design of **Parking Lot** (actual placement and design subject to final contractor recommendation)

- Across from Benson-Blackmon Fieldhouse, south of Mill Creek and north of the football practice field
- Concrete and asphalt construction
- Up to 100 parking spaces projected
- Resistant to flood damage
- Overlays an existing gravel parking lot
- Purpose – Improve function and aesthetics of the existing parking lot; solve safety issues caused by gravel from the existing lot washing on to the football practice field where it becomes a safety hazard for student athletes and physical plant personnel operating mowing equipment.



Building Department Manager
DeAnna Graves
700 Clay St.
Arkadelphia, AR 77923
Ph: (870) 246-1818
deanna.graves@arkadelphia.gov

Date: June 4, 2021

To: Planning Commissioners

Cc: Gary Brinkley, City Manager; City Board of Directors: and Ed McCorkle, City Attorney

From: DeAnna Graves, Building Department Manager

Re: Consider Request of Propose Project at N. 9th , Education District E-1 Zoning
On Campus Student Apartments

Ouachita Baptist University (OBU) proposes to construct multiple buildings for student apartments to be located in Hardy and Barkman Addition, all of Blocks 3, 10, part of Blocks 4, 9, 15, 16 and the part of a closed street known as McMillian Street. Additionally, OBU has formally requested to vacate a portion of N. 9th Street from Hickory north to the end of the current street. The petition to vacate the street will be heard by the City Board of Directors on June 15, 2021.

Pursuant to the Zoning Ordinance, the Planning Commission is to review and recommend approval of the zoning elements within an Educational District E-1. *In the Educational District, all area regulations, yard requirements, off-street parking and loading requirements, screening requirements, and other necessary restrictions will be determined by the Planning Commission on review.*

Lewis Architects Engineers (OBU architect) has submitted the following plans for your review:

- Master Site Plan of 48 apartment units (with phasing)
- Master Parking Lot Plan (with phasing)

Outside of an E-1 Zoning, a multi-family structure would be regulated under the Multi-Family Residential District (R-3). Below are those development guidelines for your contemplation in review of the proposed project.

Development Guidelines to consider in your recommendation:

Setbacks for High Density in an R-3 District:

- Front yard – minimum 25 feet from property line or 50 feet from centerline of street
- Side yard – minimum 25 feet from street with interior side yards having a depth equal to the height of adjacent buildings which is 39'4"
 - Proposed side yard from 8th Street on Units D & E is 22'6";
 - Proposed interior side yard from Units D to C and E to F is 30' per plan

- Rear yard – minimum 25 feet
 - Proposed rear yard on 8th Street – 17'2"
 - Proposed Hickory Street – 20'

Parking Lot:

- Parking Lot Ordinance – 3 spaces per dwelling
- Building Proposal – each unit contains 6 apartments with 4 beds = 24 beds;
- Phase 1 has 3 units x 24 beds = 72 beds.
 - Proposed 18 apartments x 3 spaces = 54; proposed 89 parking spaces
- Phase Alt 1 has 5 units x 24 beds = 120 beds.
 - Proposed 30 apartments x 3 spaces = 90 ; proposed 127 parking spaces
- Phase Alt 2 has 6 units x 24 beds = 144 beds.
 - Proposed 36 apartments x 3 spaces = 108; proposed 127 parking spaces
- Phase Alt 3 has 8 units x 24 beds = 192 beds.
 - Proposed 48 apartments x 3 spaces = 144; proposed 154 parking spaces

Proposed parking exceeds the parking spaces required per Ordinance # O-97-8 but does not address number of beds nor any overflow parking due to visitation of occupants.

- Design does not allow a parking space for each bed – where will the overflow park if exceeds parking available?

Subdivision Regulations required parking space size is 9' x 20'

- Proposed parking space size is 9' x 18'

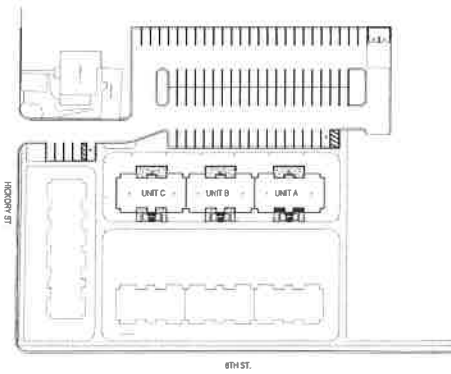
Staff has reviewed the proposed building plans and found them in substantial compliance with city requirements. The design is forward thinking and exactly what we need to create a better community in Arkadelphia. Staff is concerned with the size and number of parking spaces as proposed unless there is an alternate parking lot that is currently underutilized.

This review is for zoning only.

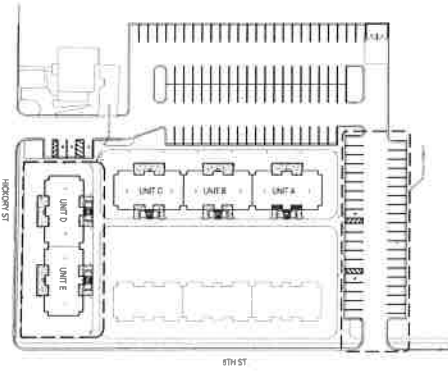
Staff recommends your approval of the plans to construct multiple student apartments in the Hardy and Barkman Addition located in all of Block 3, 10, part of Block 4, 9, 15, 16 and part of a closed street known as McMillian, contingent on N 9th Street being vacated by the City Board; the properties being rezoned from Multi-Family Residential (R-3) to Educational District (E-1) and with any conditions you deem appropriate. The motion should also contain the statement, with the condition Ouachita Baptist University comply with all applicable Arkadelphia regulations, including but not limited to Dumpster Pad Ordinance O-16-19, Floodplain Ordinance O-04-10 and the Erosion and Sediment Control Ordinance O-21-02.



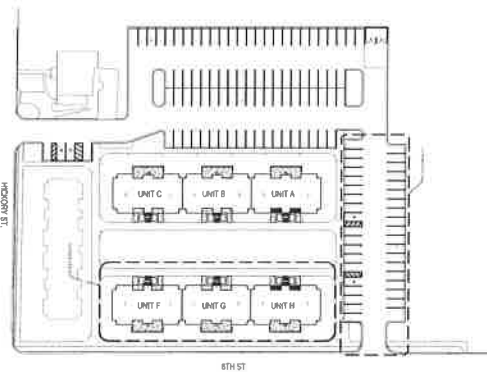
VICINITY MAP
SCALE 1:15



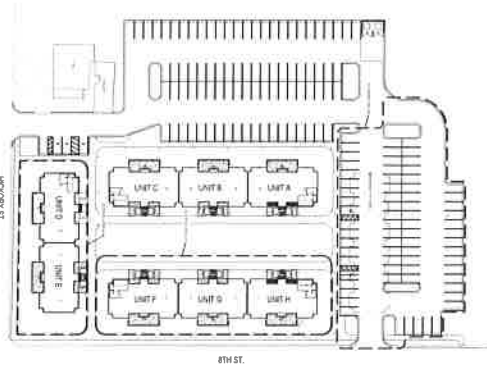
SITE PLAN - BASE BID
SCALE 1" = 30'



SITE PLAN - ALT. 1
SCALE 1" = 30'



SITE PLAN - ALT. 2
SCALE 1" = 30'

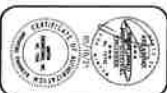


SITE PLAN - ALT. 3 - FULL SITE
SCALE 1" = 30'



C1.0
2-10

DATE: 02-18-2021
PROJECT NO.: 20041
DRAWN BY: [signature]



STUDENT APARTMENTS
OUACHITA BAPTIST UNIVERSITY
ARKADELPHIA, ARKANSAS

SITE PLAN
(BIDDING OPTIONS)

LEWIS
ARCHITECTS
ENGINEERS

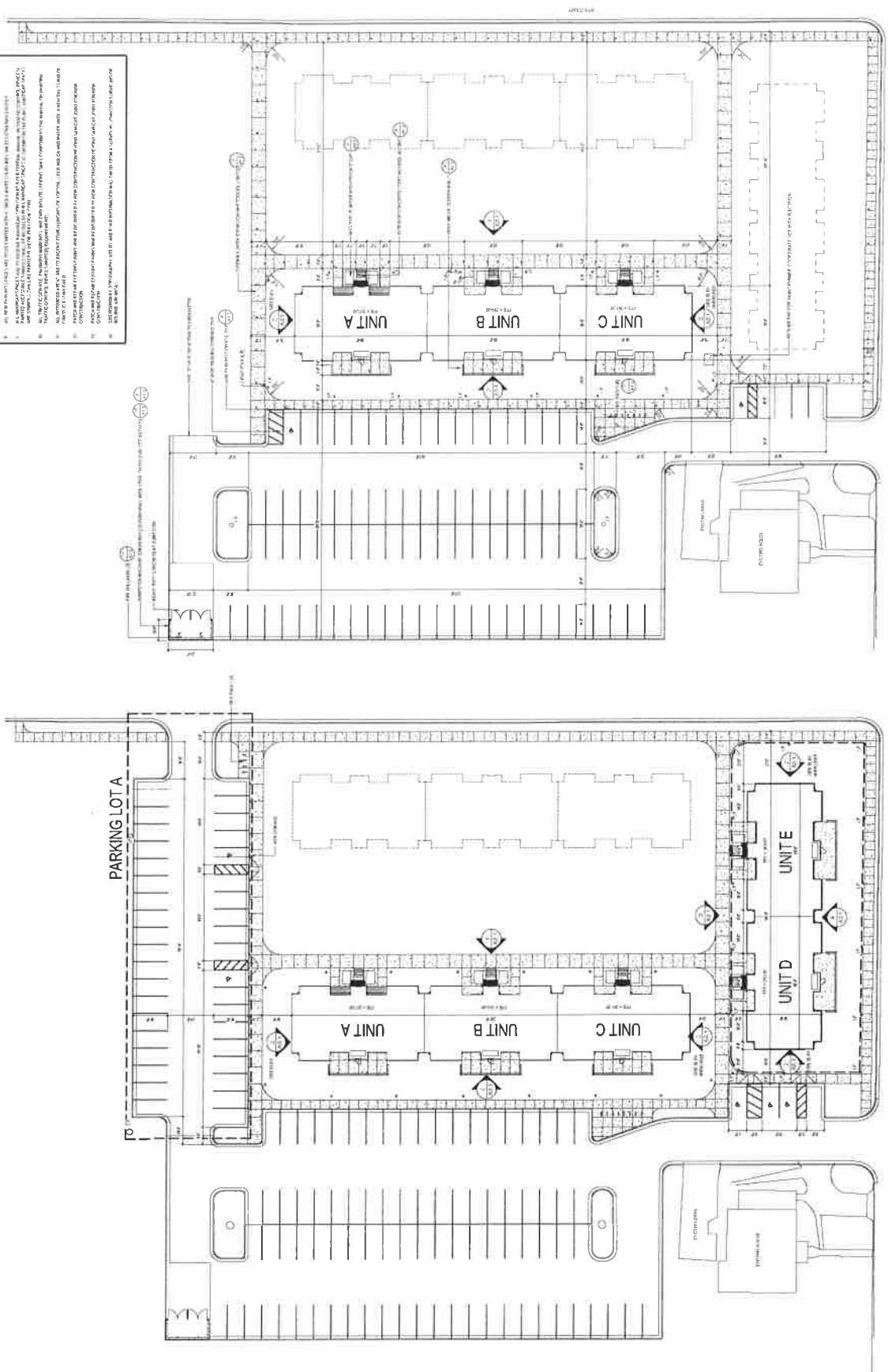
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[illegible]

GENERAL SITE NOTES

1. **What is the purpose of the study?**
 The purpose of the study is to investigate the effect of a new teaching method on student performance in mathematics.
2. **What are the research objectives?**
 The research objectives are to compare the performance of students using the new method with those using the traditional method, and to determine if the new method leads to higher scores on standardized tests.
3. **What is the research hypothesis?**
 The research hypothesis is that students who use the new teaching method will perform significantly better on standardized tests than those who use the traditional method.
4. **What are the independent and dependent variables?**
 The independent variable is the teaching method (new vs. traditional), and the dependent variable is the student performance score on standardized tests.
5. **What is the significance of the study?**
 The significance of the study is that it aims to provide evidence for the effectiveness of a new teaching method, which could potentially improve student learning outcomes in mathematics.
6. **What are the limitations of the study?**
 The limitations of the study include the fact that it only focuses on mathematics performance and does not consider other factors like student engagement or teacher workload.
7. **What are the conclusions of the study?**
 The conclusions of the study are that the new teaching method appears to be more effective than the traditional method, as students using the new method achieved higher scores on standardized tests.
8. **What are the implications of the study?**
 The implications of the study are that the new teaching method could be adopted by other schools to improve student performance in mathematics.
9. **What are the future research directions?**
 Future research directions include conducting a larger-scale study to confirm the findings and exploring the long-term effects of the new teaching method on student learning.
10. **What are the references of the study?**
 The references of the study include various educational research papers and books that discuss teaching methods and student performance.



NORTH
SITE PLAN - ADD ALT #1

ADD ALT. #1: ADD UNITS D & E, W/ PARKING LOT A

